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Population prospectus past
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POPULATION PROSPECTUS

past,
present,
future

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City of Hamilton, Planning Department

November 1973
Second Printing June 1974

Caution

Projections and forecasts, along with their distributions are based upon many assumptions, which are formed subjectively and intuitively. Consequently, projections and forecasts only give conditional glimpses into the potential future. They must not be viewed as absolutes, but rather as attempts at looking into the future. These attempts must be reconsidered frequently.

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Reference

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-Mountain and a City, the Story of Hamilton, Marjorie Freeman Campbell, McClelland and Steward Ltd., Toronto 1966

-Wentworth Regional Assessment 1972

-Population Growth and Distribution 1968, City of Hamilton Planning Department

-General Background Information 1971, City of Hamilton Planning Department

-Hamilton Transportation Strategy Study (1972)

-1967 Official Plan for the Undeveloped Areas - Amendment No. 228, City of Hamilton Planning Department 1967

-City of Hamilton Neighbourhood Planning Programmes

-Housing Market Analysis, City of Hamilton Planning Department, October 1971

1

Introduction

Questions regarding population, its growth and distribution constantly arise from day to day activities. The need for answers to these questions has given rise to many projections, each of which indicate varying futures. There is no such thing as a wrong projection. Projections are only as good as the assumptions incorporated within them and their credibility depends on the general acceptance of those assumptions.

Purpose of report

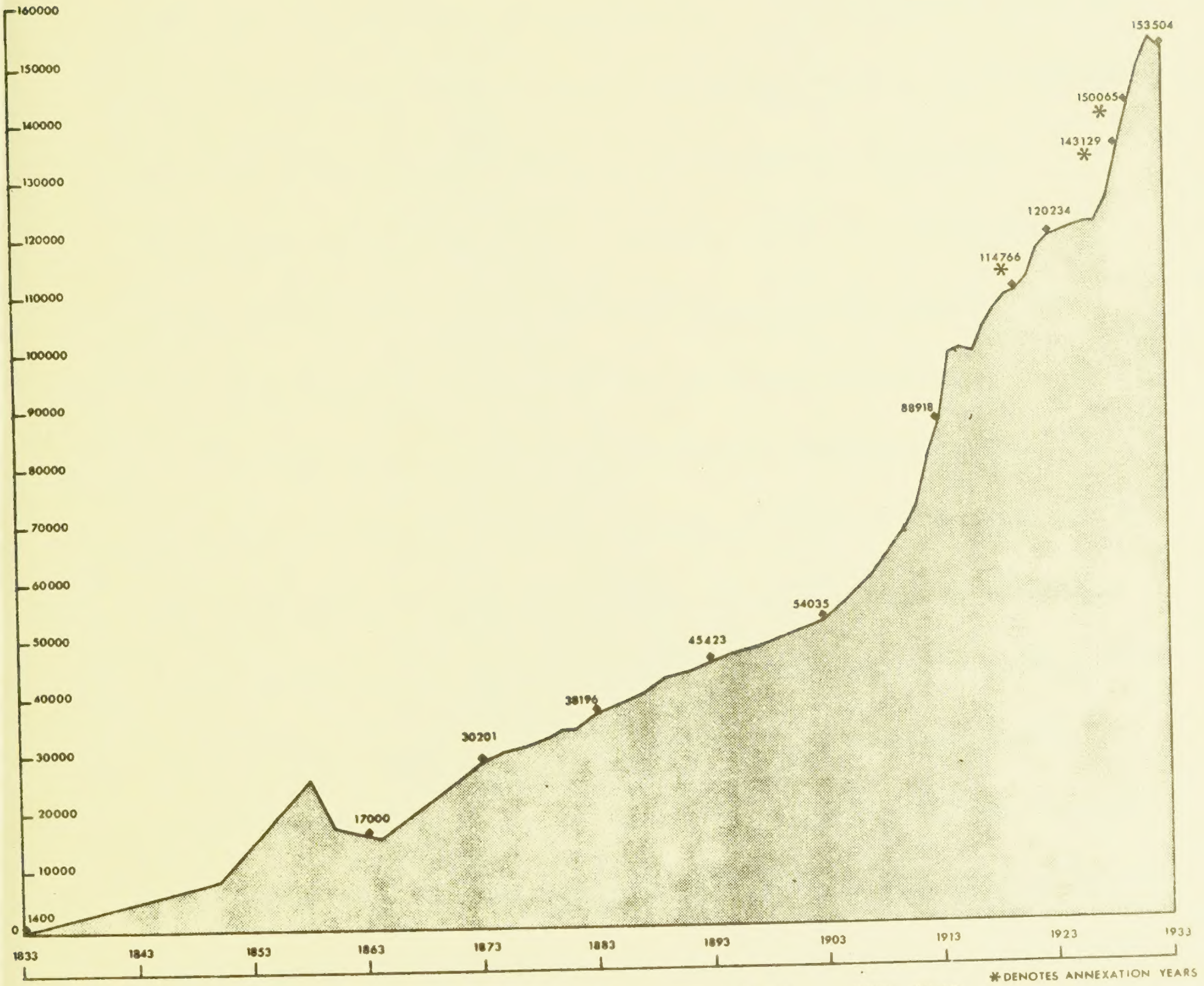
Over the years, many reports have been issued by City departments, many of which have differing population data and projections. This report assembles and consolodates in quick useable form some of the Historic, Present and Future population statistics and forecasts.

2

Historic population

Figure 1 shows the historic growth trends, for Hamilton from 1833. It is understood that 1833 was the first year in which population statistics for Hamilton were differentiated from those of Barton Twp. Previous to 1833 little information is available, however it is known that in 1816, the combined population of Hamilton and Barton Township was 668. Some data was retrieved from "Mountain and a City, the Story of Hamilton", and consequently, regular annual increment are not available. Nevertheless, the information is sufficient to indicate the general Historic Growth Trends.

The population curve generally illustrates an accelerating growth over the time period, with a general leveling off during the depression.

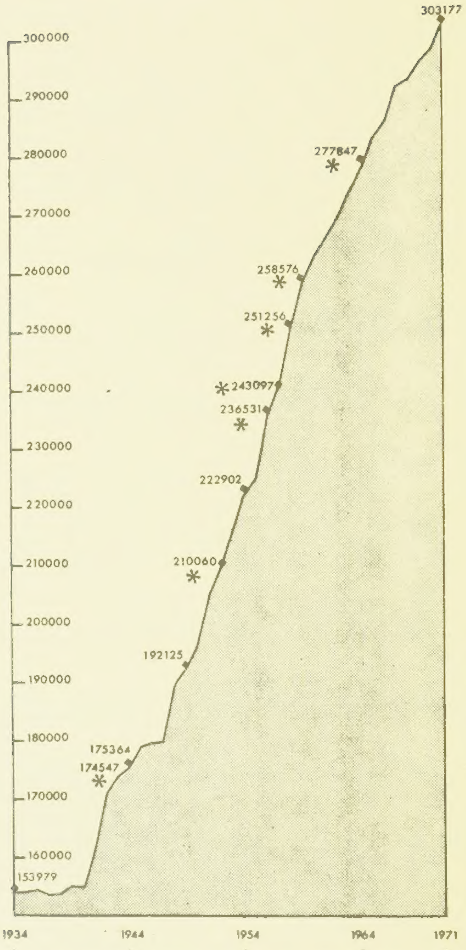


* DENOTES ANNEXATION YEARS

HAMILTON POPULATION GROWTH 1833-1933

FIGURE 1

SOURCE
• PRE 1873 – "MOUNTAIN AND CITY"
• POST 1873 – ASSESSMENT



HAMILTON POPULATION GROWTH
1933-1971

FIGURE 2

SOURCE = ASSESSMENT

Figure 2 further illustrates the impact of the depression along the enormous post-depression population increase. The growth is moderately rapid but steady, with a slight deceleration in the early sixties to the present.

3

Present population and its characteristics (1972)

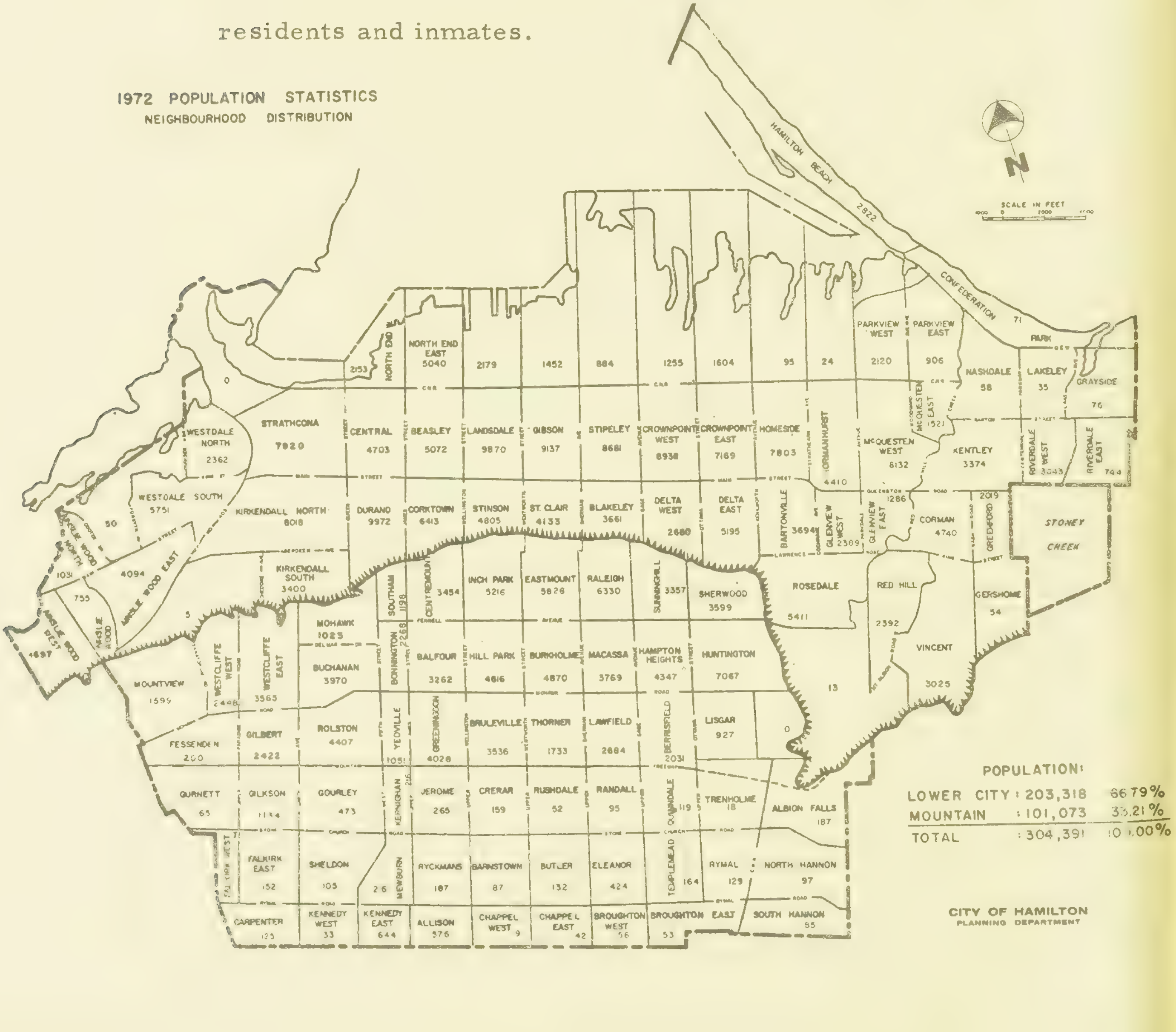
The knowledge of accurate populations for purposes such as planning, engineering and private development, is invaluable. Annually, assessment figures are made available for Hamilton on a neighbourhood basis. This fine grain (114 neighbourhoods) breakdown enables interested parties to examine in some detail specific areas of Hamilton. Further data specific to the population, concerning percentage breakdowns by sex and age enables the production of "population pyramids" (Section 5) which visually provide interesting and informative material regarding human resources in the City. Furthermore, "population pyramids" enable rapid comparison of neighbourhoods in terms of their social structure. By careful analysis and comparison against known neighbourhoods much information of a general nature can be hypothesized.

The latest Wentworth Regional Assessment records indicate that Hamilton's 1972 population stands at 304, 391.

4

Neighbourhood population

The accompanying 1972 Population Statistics Map shows the distribution of the population by neighbourhood, throughout the City. This map includes statistics for institutional residents and inmates.



The accompanying data in simpler form, and in less detail gives some of the population characteristics of the neighbourhoods for which "population pyramids" are not given.

THE CORPORATION OF THE CITY OF HAMILTON
PLANNING -- DEPARTMENT

SOURCE OF DATA
1972 ASSESSMENT

POPULATION BY AGE GROUPS BY NEIGHBOURHOOD AND CITY

NEIGHBOURHOODS OF THE CITY		VARIOUS AGE GROUPS							
NO	NAME	0- 4	5-13	14-18	19-25	26-40	41-64	OVER-64	TOTAL
000	UNKNOWN NEIGHBOURHOODS	1	2			2			5
001	AINSLIE WOOD	29	110	82	87	121	269	47	745
002	AINSLIE WOOD EAST	176	588	354	542	611	1,222	534	4,027
003	AINSLIE WOOD NORTH	39	108	78	125	132	333	204	1,019
004	AINSLIE WOOD WEST	283	463	242	1,121	1,042	999	331	4,481
005	ALBION FALLS	14	44	18	19	31	51	8	185
006	ALLISON	36	112	76	56	103	169	22	574
007	BALFOUR	165	597	405	321	516	1,067	163	3,234
008	BARNSTOWN	5	17	8	2	21	26	6	85
009	BARTONVILLE	154	386	268	366	460	1,358	673	3,665
010	BEASLEY	332	704	383	551	816	1,336	838	4,960
011	BERRISFIELD	114	462	229	170	466	468	107	2,016
012	BLAKELY	253	564	320	418	623	901	546	3,625
013	BONNINGTON	137	303	229	336	350	707	184	2,246
014	BROUGHTON EAST	5	10	6	7	9	12	4	53
015	BROUGHTON WEST	12	28	23	14	22	46	8	153
016	BRULEVILLE	263	702	350	542	804	755	94	3,510
017	BUCHANAN	147	931	563	305	629	1,237	131	3,943
018	BURKHOLME	432	1,201	622	564	906	985	126	4,836
019	BUTLER	3	24	15	22	13	43	10	130
020	CARPENTER	12	33	16	8	29	22	3	123
021	CENTRAL	301	730	413	524	789	1,253	592	4,602
022	CENTREMOUNT	167	401	273	443	515	1,101	515	3,415
023	CHAPPEL EAST	3	11	4	1	7	15	1	42
024	CHAPPEL WEST				2	3	2	2	9
025	CHEDOKE PARK						3	2	5
026	CONFEDERATION PARK	5	15	10	5	15	12	9	71
027	COOTES PARADISE				4	2	7	1	14
028	CORKTOWN	398	507	326	1,638	1,330	1,303	815	6,317
029	CORMAN	352	676	423	792	922	1,230	299	4,694
030	CRERAR	12	36	19	25	20	39	8	159
031	CROWN POINT EAST	511	1,226	629	738	1,232	1,826	935	7,097
032	CROWN POINT WEST	683	1,570	802	946	1,683	2,182	958	8,824
033	DELTA EAST	275	684	403	540	839	1,510	883	5,134
034	DELTA WEST	154	336	203	344	498	739	359	2,633
035	DUNDURN	256	435	349	1,702	1,654	2,561	2,828	9,785
036	DURAND	349	825	538	778	1,001	1,653	628	5,772
037	EASTMOUNT	20	72	61	53	60	137	17	420
038	ELEANOR	6	36	20	19	23	41	2	147
039	FALKIRK EAST	2	11	7	7	10	27	7	71
040	FALKIRK WEST	19	28	19	19	47	37	3	172
041	FESSENDEN	2	12	6	6	8	16	4	54
042	GERSHOME	722	1,491	813	1,203	1,714	2,198	887	9,028
043	GIBSON	306	637	223	207	649	344	31	2,397
044	GILBERT	174	247	54	137	391	93	8	1,104
045	GILKSON	38	175	135	168	153	452	149	1,270
046	GLENVIEW EAST	117	325	248	288	344	829	216	2,367
047	GLENVIEW WEST	30	115	67	46	80	124	7	469
048	GOURLEY	9	18	7	8	14	16	4	76
049	GRAYSIDE	160	345	142	311	527	432	89	2,006
050	GREENFORD	322	771	374	529	977	887	139	3,999
051	GREENINGDON	2	14	8	7	8	21	5	65
052	GURNETT	215	581	277	364	473	686	188	2,784
053	HAMILTON BEACH	239	762	535	501	740	1,344	205	4,326
054	HAMPTON HEIGHTS	4	13	17	16	13	26	8	97
055	HANNON NORTH	3	17	11	11	18	19	5	84
056	HANNON SOUTH	277	793	564	573	733	1,382	246	4,568
057	HILL PARK	511	1,243	662	764	1,382	2,163	980	7,705
058	HOMESIDE	455	1,305	816	913	1,337	1,912	286	7,024
059	HUNTINGTON	240	752	483	565	750	1,763	589	5,142
060	INCH PARK	179	520	231	241	345	485	149	2,150
61A	INDUSTRIAL SECTOR	118	342	155	144	250	321	111	1,441
61B	INDUSTRIAL SECTOR								

THE CORPORATION OF THE CITY OF HAMILTON
PLANNING -- DEPARTMENT

SOURCE OF DATA
1972 ASSESSMENT

POPULATION BY AGE GROUPS BY NEIGHBOURHOOD AND CITY

NEIGHBOURHOODS OF THE CITY NO	NAME	VARIOUS AGE GROUPS 0- 4	5-13	14-18	19-25	26-40	41-64	OVER-64	TOTAL
61GJ	INDUSTRIAL SECTOR	1	3	8	1	4	7		24
61FK	INDUSTRIAL SECTOR	8	17	13	9	12	27	9	95
61EL	INDUSTRIAL SECTOR	107	342	166	184	267	386	137	1,589
61DM	INDUSTRIAL SECTOR	103	260	126	154	203	275	112	1,233
61CN	INDUSTRIAL SECTOR	59	179	104	79	153	229	77	880
062	JEROME	15	52	40	23	42	76	14	262
063	KENNEDY EAST	40	136	87	61	112	174	31	641
064	KENNEDY WEST	1	7	5	2	1	16	1	33
065	KENTLEY	351	604	249	568	730	684	148	3,334
066	KERNIGHAN	18	44	20	23	38	65	5	213
067	KINGS FOREST LOWER		2	1	3		5	2	13
068	KINGS FOREST UPPER								
069	KIRKENDALL NORTH	519	1,168	649	1,246	1,487	1,986	853	7,908
070	KIRKENDALL SOUTH	183	500	307	365	578	980	445	3,358
071	LAKELY	3	10	3	2	6	8	3	35
072	LANDSDALE	744	1,520	801	1,268	1,786	2,554	980	9,653
073	LAWFIELD	196	580	284	258	600	624	127	2,669
074	LISGAR	92	224	94	58	241	198	17	924
075	MACASSA	135	534	411	459	519	1,096	591	3,745
076	MCQUESTEN EAST	121	340	150	153	294	377	79	1,514
077	MCQUESTEN WEST	564	2,004.	887	1,077	1,726	1,475	355	8,088
078	MEWBURN	10	40	27	22	24	76	17	216
079	MOHAWK	21	82	52	29	59	94	20	357
080	MOUNTVIEW	181	331	144	101	453	330	46	1,586
081	NASHDALE	9	13	4	3	18	7	4	58
082	NORMANHURST	272	696	418	496	719	1,385	383	4,369
083	NORTH END EAST	396	978	525	562	916	1,200	406	4,983
084	NORTH END WEST	164	496	236	212	301	437	291	2,137
085	PARKVIEW EAST	76	188	96	94	192	214	32	892
086	PARKVIEW WEST	188	412	211	202	442	518	101	2,074
087	QUINNDALE	15	28	12	8	32	21	3	119
088	RALEIGH	299	793	533	862	988	2,051	719	6,245
089	RANDALL	7	23	7	12	17	26	2	94
090	RED HILL	394	412	164	425	535	324	57	2,311
091	RIVERDALE EAST	94	140	56	85	205	109	15	704
092	RIVERDALE WEST	384	470	157	762	820	348	56	2,997
093	ROLSTON	478	1,012	463	460	1,054	828	79	4,374
094	ROSEDALE	355	863	622	635	872	1,683	340	5,370
095	RUSHDALE	4	12	3	5	8	16		48
096	RYCKMANS	8	26	25	27	23	65	13	187
097	RYMAL	14	29	8	21	23	30	1	126
098	SHELDON	8	22	9	13	18	28	7	105
099	SHERWOOD	259	646	391	511	693	917	152	3,569
100	SOUTHAM	59	201	137	136	162	384	106	1,185
101	ST CLAIR	293	538	296	639	703	1,072	501	4,042
102	STINSON	364	577	282	827	975	1,083	580	4,688
103	STIPELEY	534	1,110	738	1,125	1,433	2,475	1,124	8,539
104	STRATHCONA	592	1,322	714	992	1,323	2,024	850	7,817
105	SUNNINGHILL	139	549	431	322	474	1,208	211	3,334
106	TEMPLEMEAD	9	25	22	20	19	65	3	163
107	THORNER	171	328	153	281	424	333	38	1,728
108	TRENHOLME	3	5		5	2	2	1	18
109	VINCENT	479	646	188	374	845	315	23	2,870
110	WESTCLIFFE EAST	165	687	473	325	547	1,142	183	3,522
111	WESTCLIFFE WEST	106	489	291	262	415	701	163	2,427
112	WESTDALE NORTH	85	274	170	273	331	790	403	2,326
113	WESTDALE SOUTH	248	573	382	1,098	962	1,524	854	5,641
114	YEOVILLE	98	229	112	94	220	223	51	1,027
	ALL NEIGHBOURHOODS	20,489	49,257	27,571	39,471	55,308	78,487	29,030	299,613

AGE NOT KNOWN	3,889
INSTITUTIONAL, INMATES RESIDENCE, ETC.	889
TOTAL POPULATION	304,391

AREA REPORTED CITY OF HAMILTON

* ------------------ VARIOUS AGE GROUPS ------------------ *

AGE GROUP	MALE	0/0 MALE TOTAL	MALE 0/0 POP	FEMALE	0/0 FEMALE TOTAL	FEMALE 0/0 POP	M+F	M+F 0/0 POP
0- 4	10519	7.2	3.5	9970	6.5	3.3	20489	6.8
5-13	25245	17.2	8.4	24012	15.7	8.0	49257	16.4
14-18	14084	9.6	4.7	13487	8.8	4.5	27571	9.2
19-25	19211	13.1	6.4	20260	13.3	6.8	39471	13.2
26-40	27759	18.9	9.3	27549	18.1	9.2	55308	18.5
41-64	38410	26.1	12.8	40077	26.3	13.4	78487	26.2
OVER-64	11821	8.0	3.9	17209	11.3	5.7	29030	9.7
TOTALS	147049	100.0	49.1	152564	100.0	50.9	299613	100.0

* ------------------ 5 YEAR AGE GROUPS ------------------ *

AGE GROUP	MALE	0/0 MALE TOTAL	MALE 0/0 POP	FEMALE	0/0 FEMALE TOTAL	FEMALE 0/0 POP	M+F	M+F 0/0 POP
0- 4	10519	7.2	3.5	9970	6.5	3.3	20489	6.8
5- 9	13472	9.2	4.5	12764	8.4	4.3	26236	8.8
10-14	14733	10.0	4.9	13938	9.1	4.7	28671	9.6
15-19	13784	9.4	4.6	13746	9.0	4.6	27530	9.2
20-24	13712	9.3	4.6	14546	9.5	4.9	28258	9.4
25-29	11676	7.9	3.9	11364	7.4	3.8	23040	7.7
30-34	8814	6.0	2.9	8747	5.7	2.9	17561	5.9
35-39	8302	5.6	2.8	8381	5.5	2.8	16683	5.6
40-44	9110	6.2	3.0	9330	6.1	3.1	18440	6.2
45-49	9708	6.6	3.2	10101	6.6	3.4	19809	6.6
50-54	8615	5.9	2.9	8725	5.7	2.9	17340	5.8
55-59	6898	4.7	2.3	7060	4.6	2.4	13958	4.7
60-64	5885	4.0	2.0	6683	4.4	2.2	12568	4.2
65-69	4519	3.1	1.5	5518	3.6	1.8	10037	3.3
70-74	3437	2.3	1.1	4661	3.1	1.6	8098	2.7
75-79	1989	1.4	.7	3346	2.2	1.1	5335	1.8
80-84	1164	.8	.4	2227	1.5	.7	3391	1.1
OVER-84	712	.5	.2	1457	1.0	.5	2169	.7
TOTALS	147049	100.0	49.1	152564	100.0	50.9	299613	100.0

AGE NOT KNOWN	3889
ALL-GRPS	299613
INMATES, INST. ETC.	889

TOTAL POPUL.304391

5

Population Pryamids

The distribution of the sample areas is chosen on a geographic basis. Figures 4, 5 and 6 represent the aggregate areas of the total City along with the Upper-Lower split.

Figures 7, 8 and 9 represent a west, central and east Lower City distribution, while Figures 10, 11 and 12 represent the Mountain west, central and eastern distribution.

The remaining Figures 13, 14 and 15 represent what could be considered as areas of special interest and concern.

By comparing specific neighbourhoods to the Mountain, Lower or City averages it is readily visible that the City is not as homogenious as one might expect. It appears that there is no such thing as a typical neighbourhood, as each neighbourhood has its own distinct characteristics.

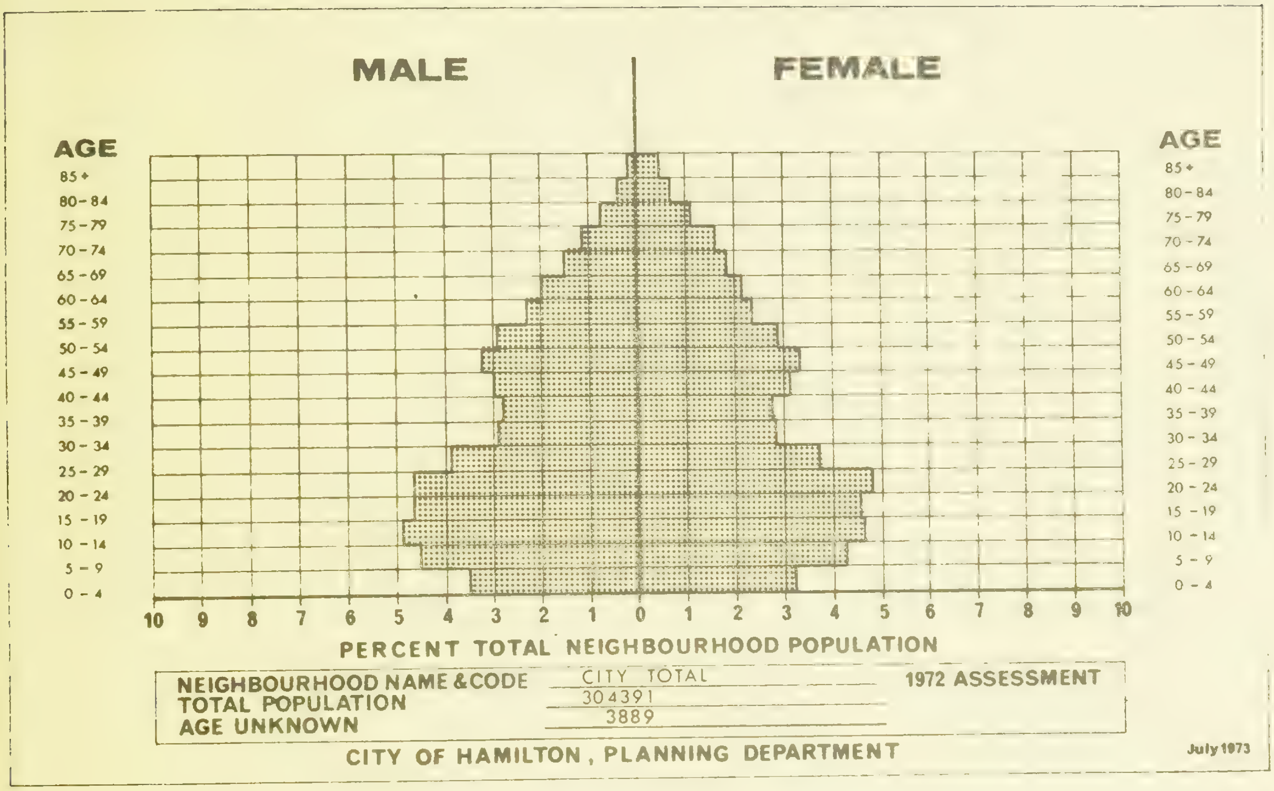

MALE
FEMALE
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5-9
0-4
10 9 8 7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8 9 10
PERCENT TOTAL NEIGHBOURHOOD POPULATION
NEIGHBOURHOOD NAME & CODE CITY TOTAL
1972 ASSESSMENT
TOTAL POPULATION 304391
AGE UNKNOWN 3889
CITY OF HAMILTON, PLANNING DEPARTMENT
July 1973

FIG 4

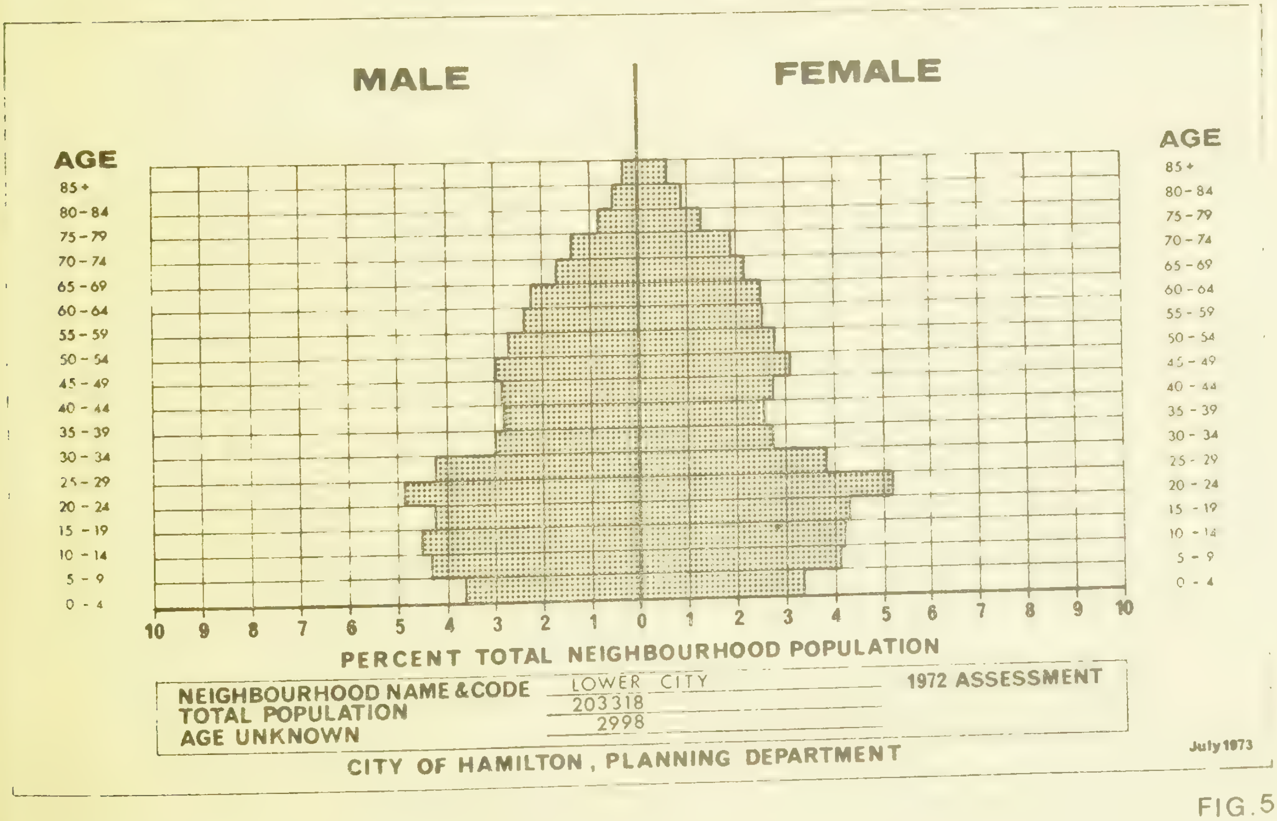
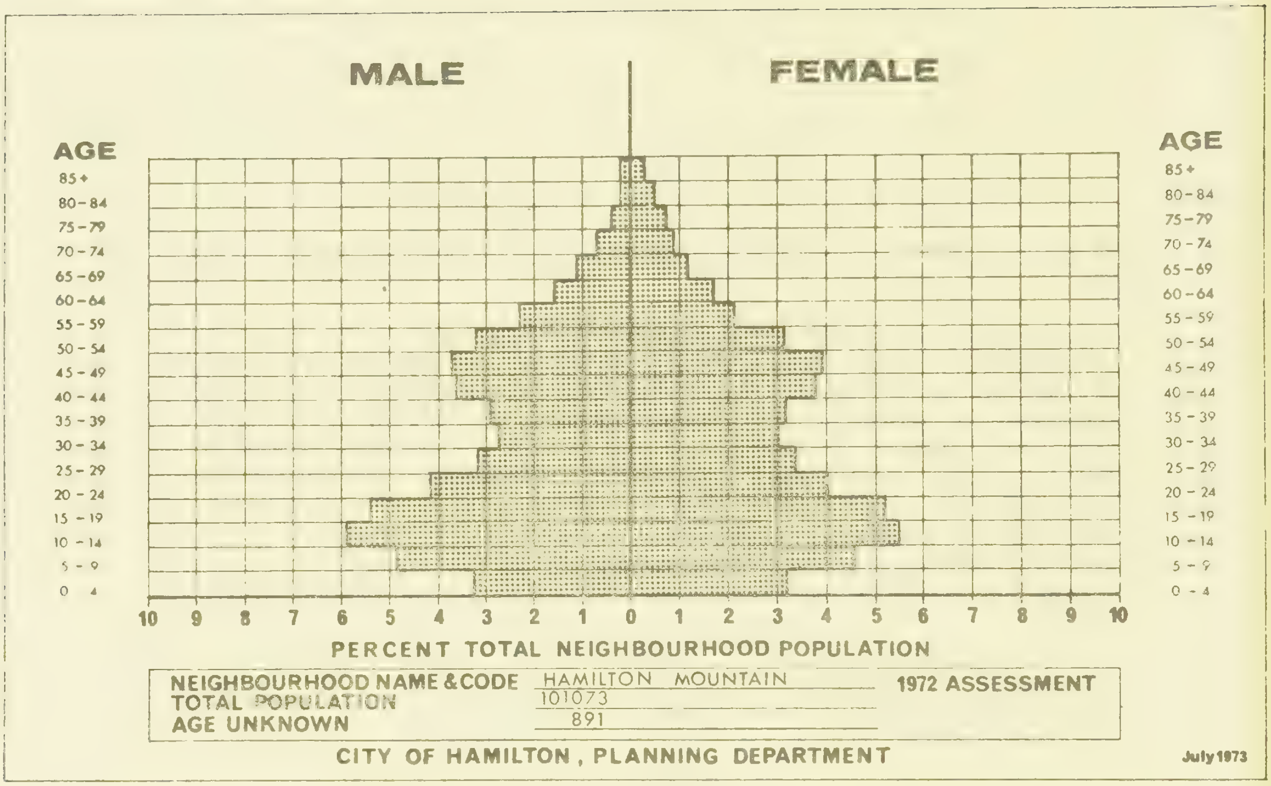

MALE
FEMALE
AGE
85+
80-84
75-79
70-74
65-69
60-64
55-59
50-54
45-49
40-44
35-39
30-34
25-29
20-24
15-19
10-14
5-9
0-4
10 9 8 7 6 5 4 3 2 1 0 1 2 3 4 5 6 7 8 9 10
PERCENT TOTAL NEIGHBOURHOOD POPULATION
NEIGHBOURHOOD NAME & CODE LOWER CITY
1972 ASSESSMENT
TOTAL POPULATION 203318
AGE UNKNOWN 2998
CITY OF HAMILTON, PLANNING DEPARTMENT
July 1973

FIG.5

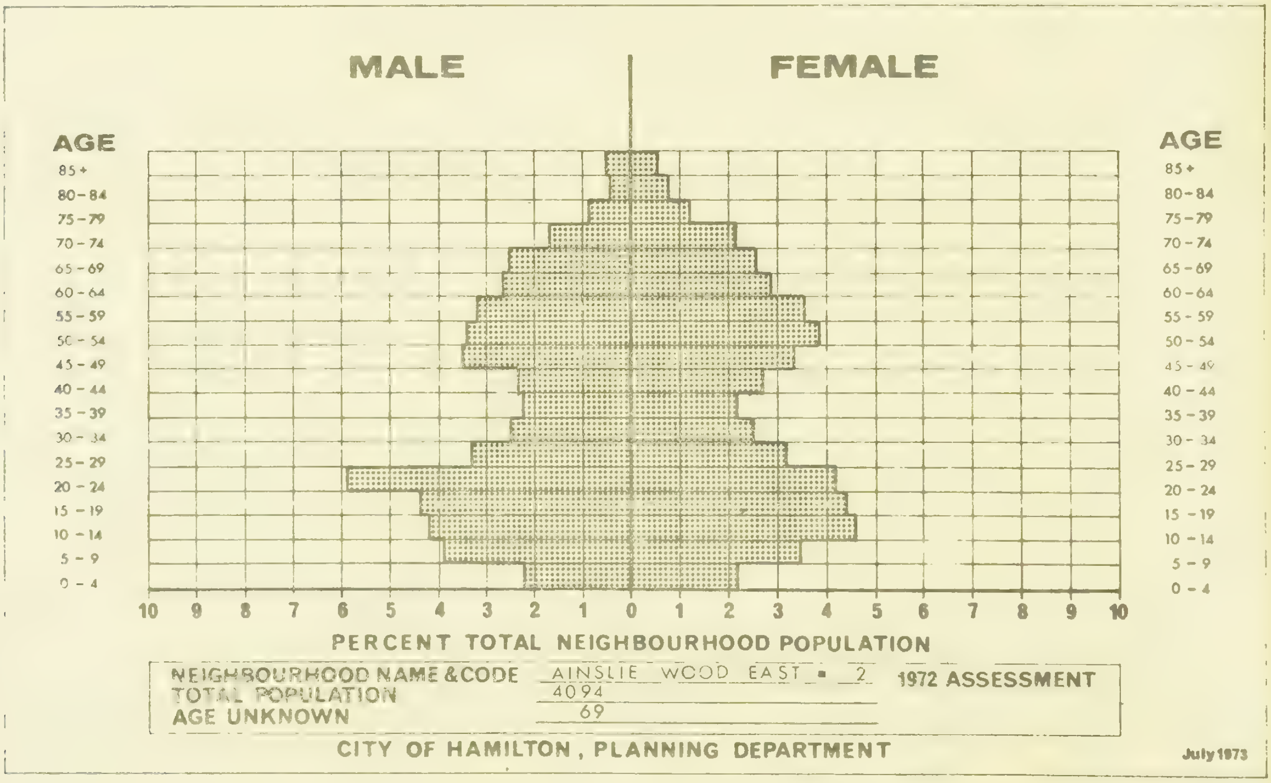


NEIGHBOURHOOD NAME & CODE HAMILTON MOUNTAIN 1972 ASSESSMENT
TOTAL POPULATION 101073
AGE UNKNOWN 891

CITY OF HAMILTON, PLANNING DEPARTMENT

July 1973

FIG. 6

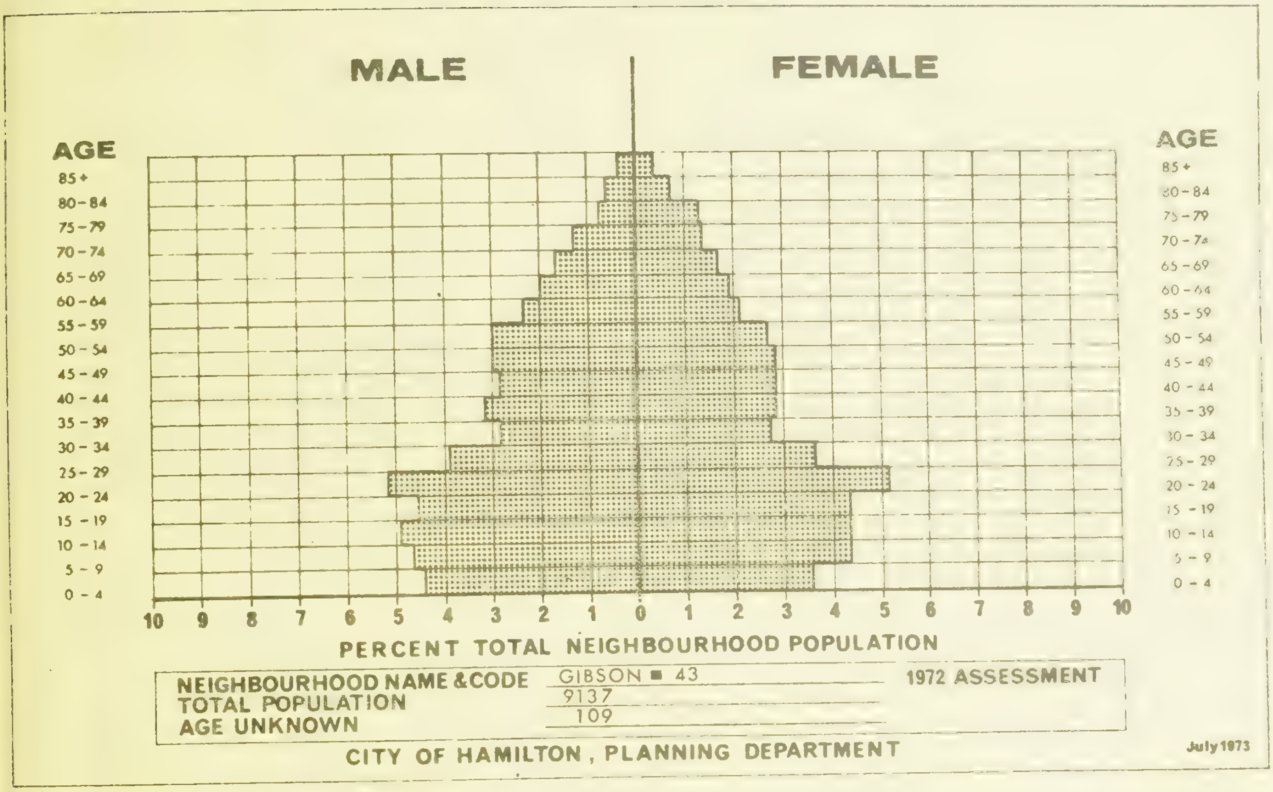


NEIGHBOURHOOD NAME & CODE AINSLIE WOOD EAST - 2 1972 ASSESSMENT
TOTAL POPULATION 4094
AGE UNKNOWN 69

CITY OF HAMILTON, PLANNING DEPARTMENT

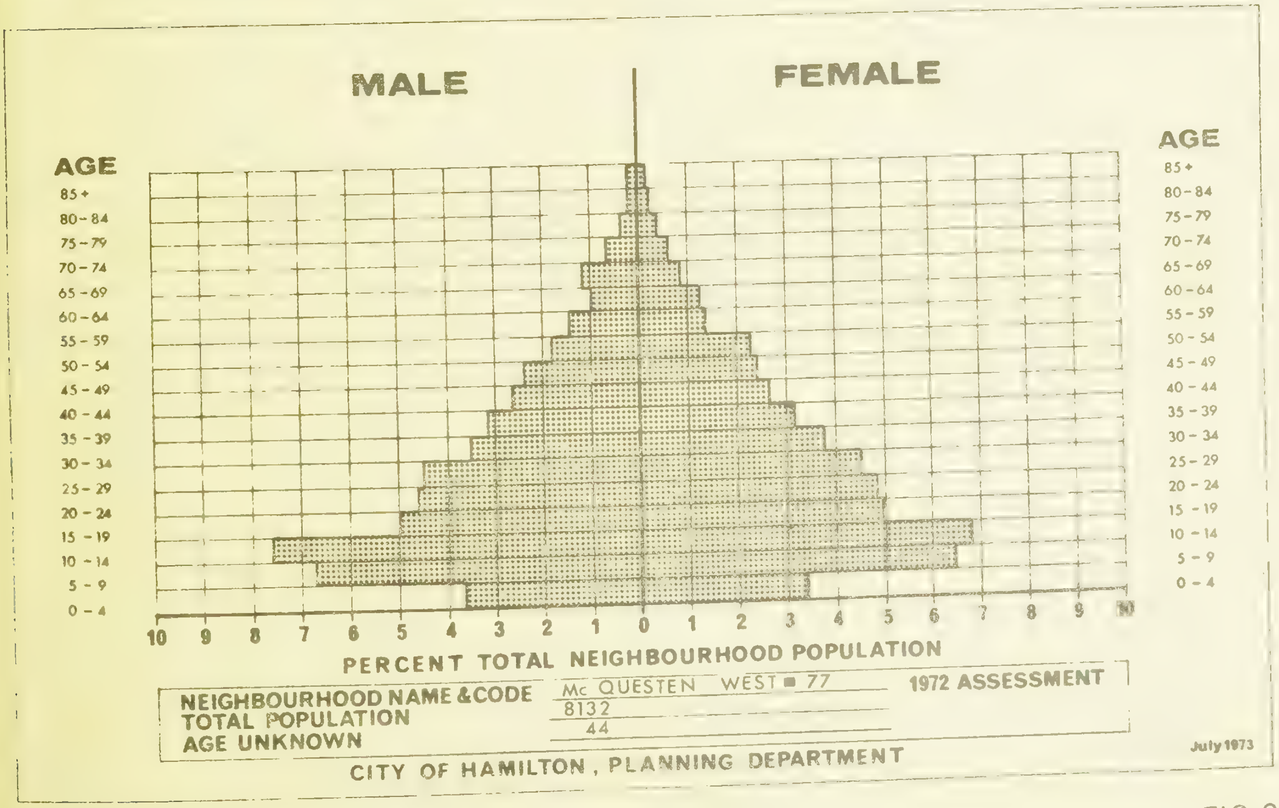
July 1973

FIG 7



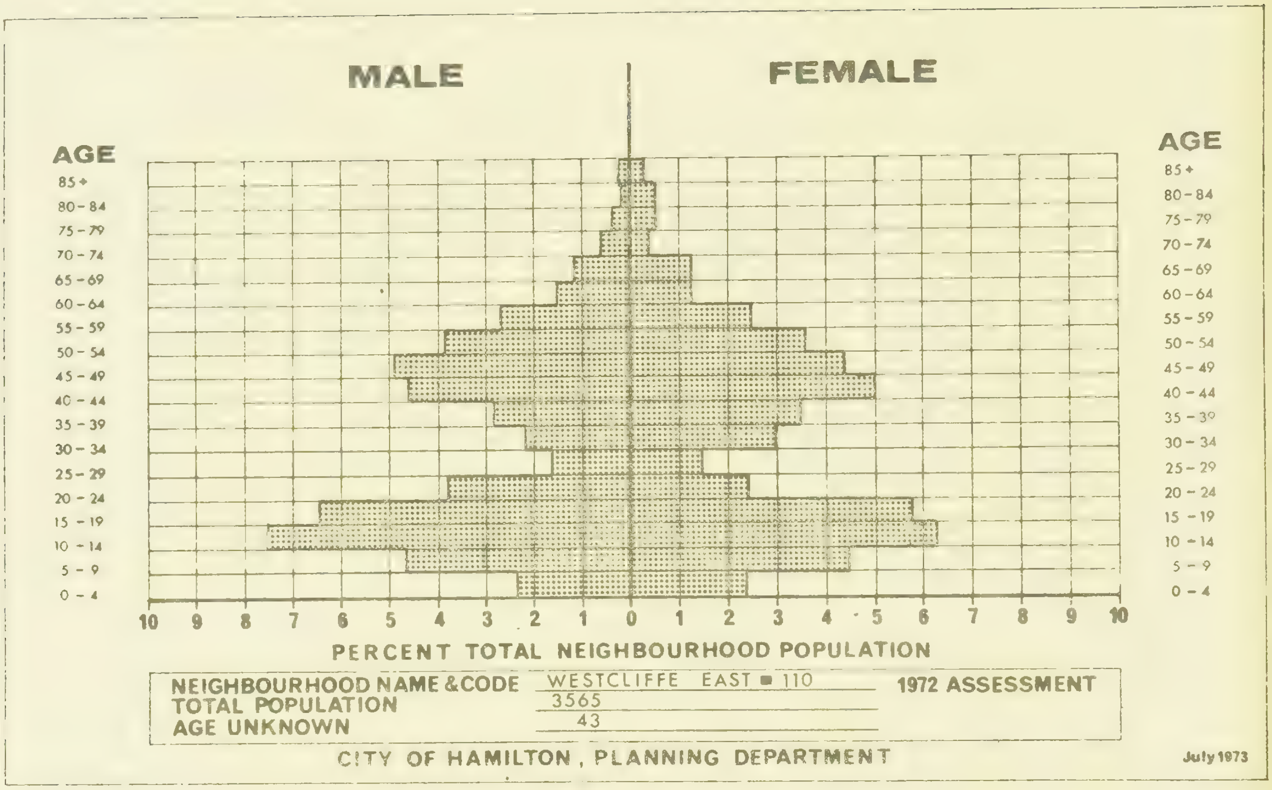
NEIGHBOURHOOD NAME & CODE GIBSON ■ 43
TOTAL POPULATION 9137
AGE UNKNOWN 109

FIG.8



NEIGHBOURHOOD NAME & CODE Mc QUESTEN WEST ■ 77
TOTAL POPULATION 8132
AGE UNKNOWN 44

FIG.9

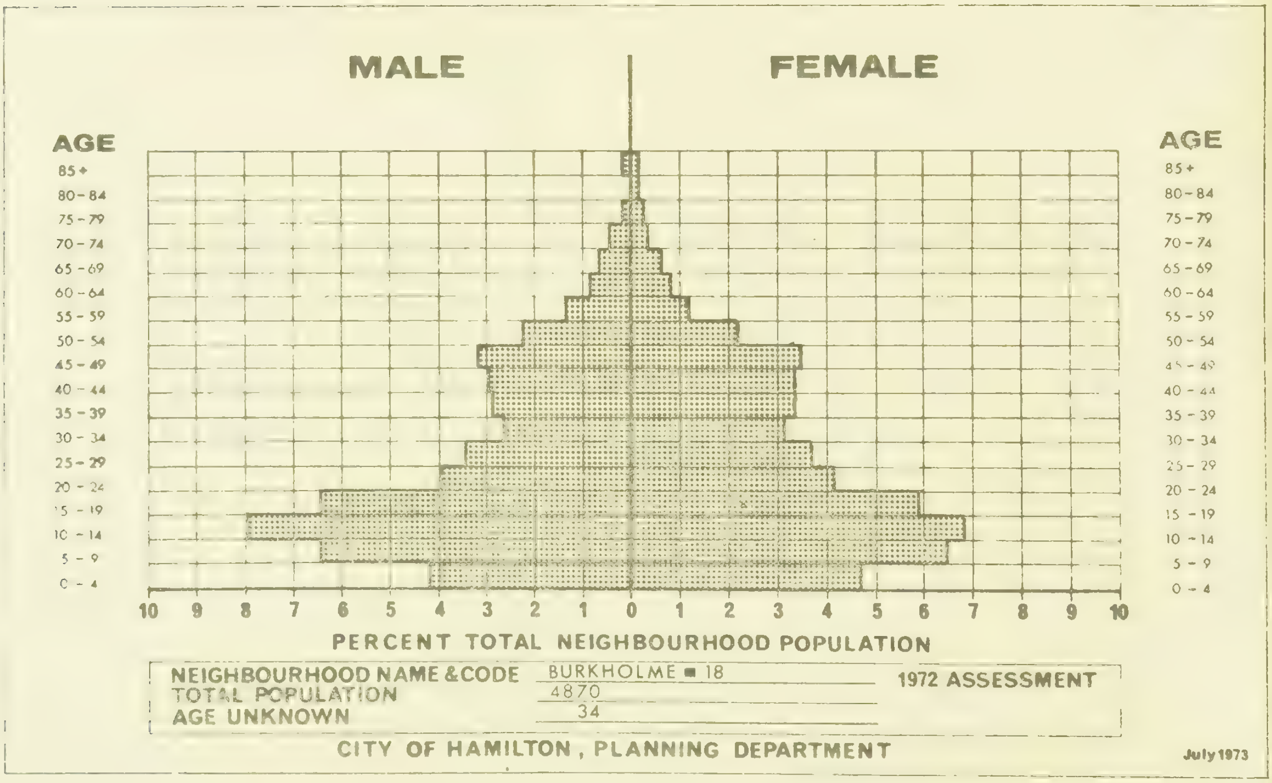


NEIGHBOURHOOD NAME & CODE WESTCLIFFE EAST ■ 110 1972 ASSESSMENT
TOTAL POPULATION 3565
AGE UNKNOWN 43

CITY OF HAMILTON, PLANNING DEPARTMENT

July 1973

FIG.10

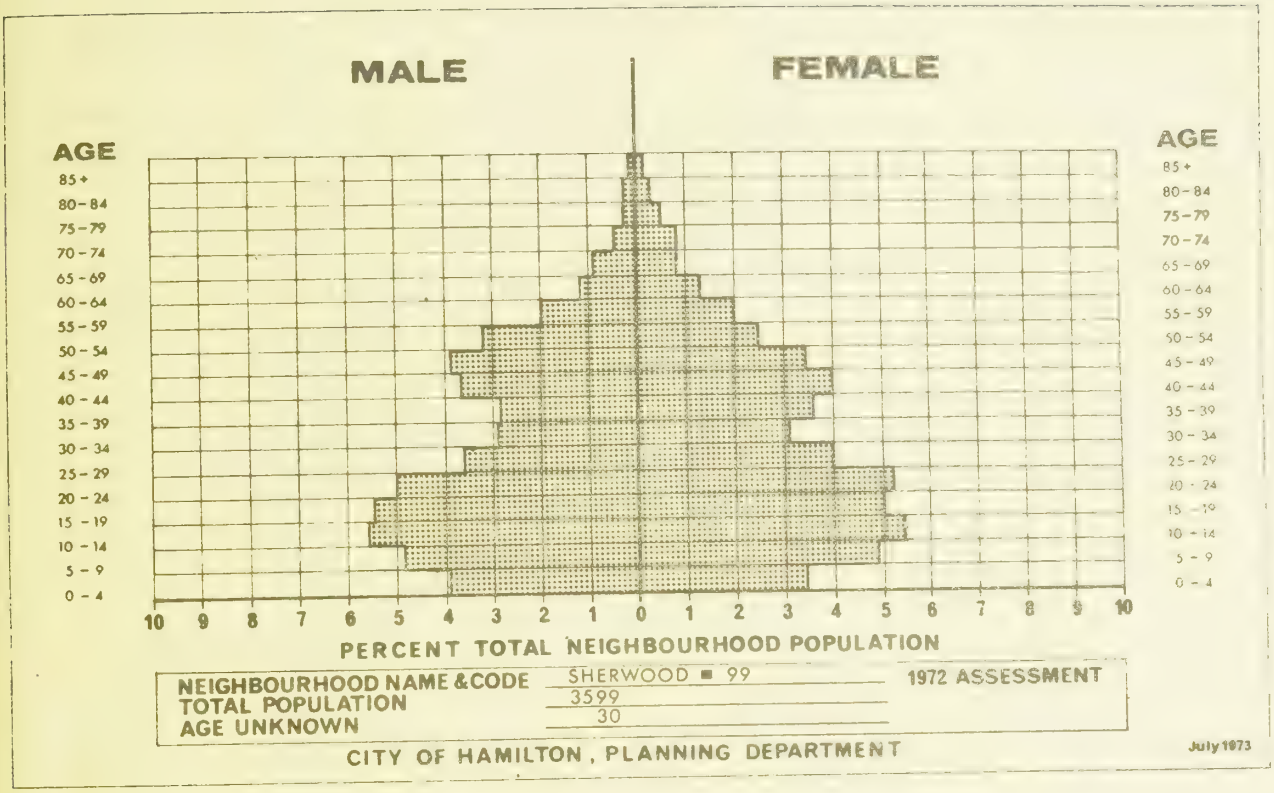


NEIGHBOURHOOD NAME & CODE BURKHOLME ■ 18 1972 ASSESSMENT
TOTAL POPULATION 4870
AGE UNKNOWN 34

CITY OF HAMILTON, PLANNING DEPARTMENT

July 1973

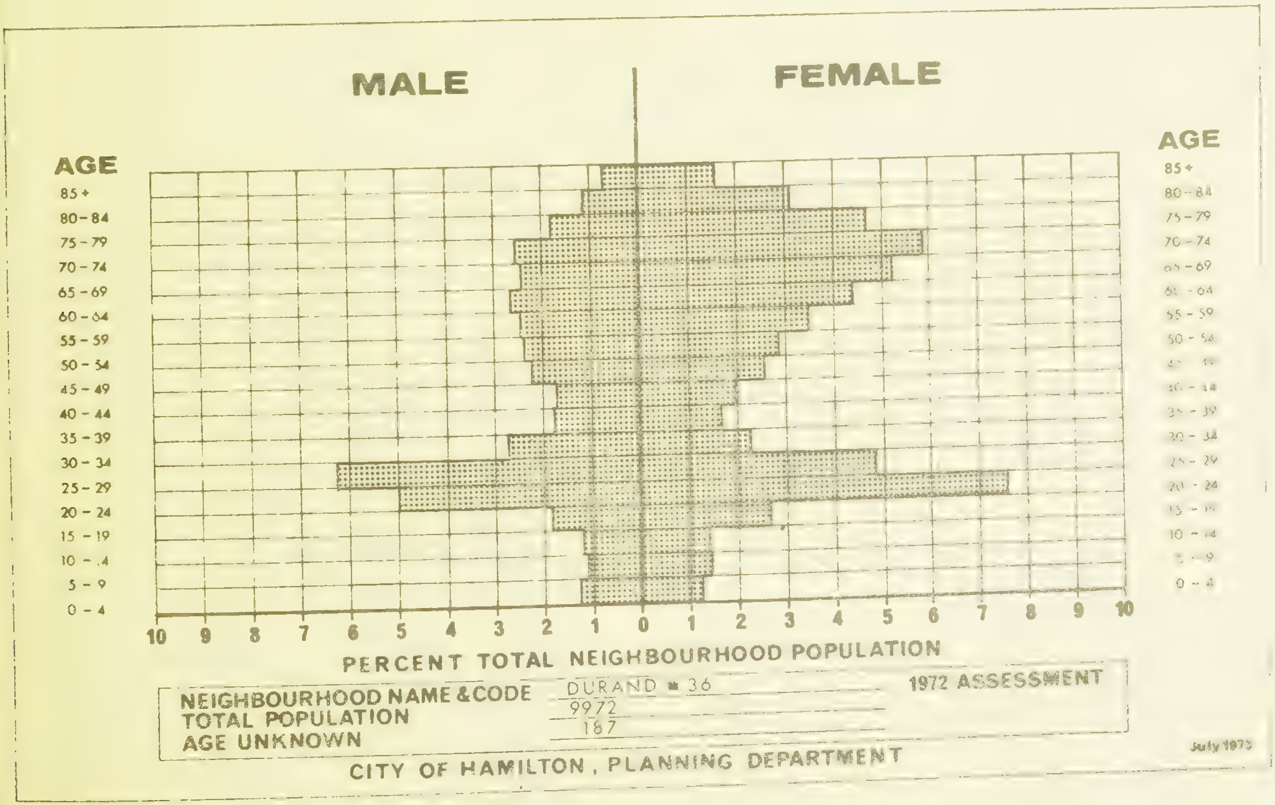
FIG.11



NEIGHBOURHOOD NAME & CODE SHERWOOD ■ 99 1972 ASSESSMENT
TOTAL POPULATION 3599
AGE UNKNOWN 30

CITY OF HAMILTON, PLANNING DEPARTMENT

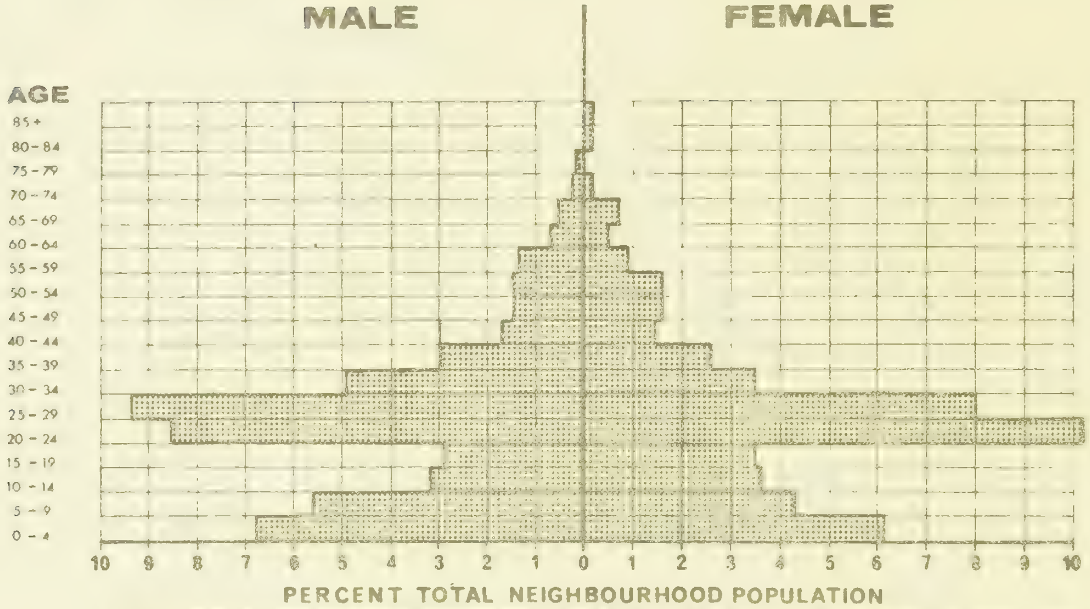
FIG.12



NEIGHBOURHOOD NAME & CODE DURAND ■ 36 1972 ASSESSMENT
TOTAL POPULATION 9972
AGE UNKNOWN 187

CITY OF HAMILTON, PLANNING DEPARTMENT

FIG 13



NEIGHBOURHOOD NAME & CODE RIVERDALE WEST # 92

TOTAL POPULATION 3043

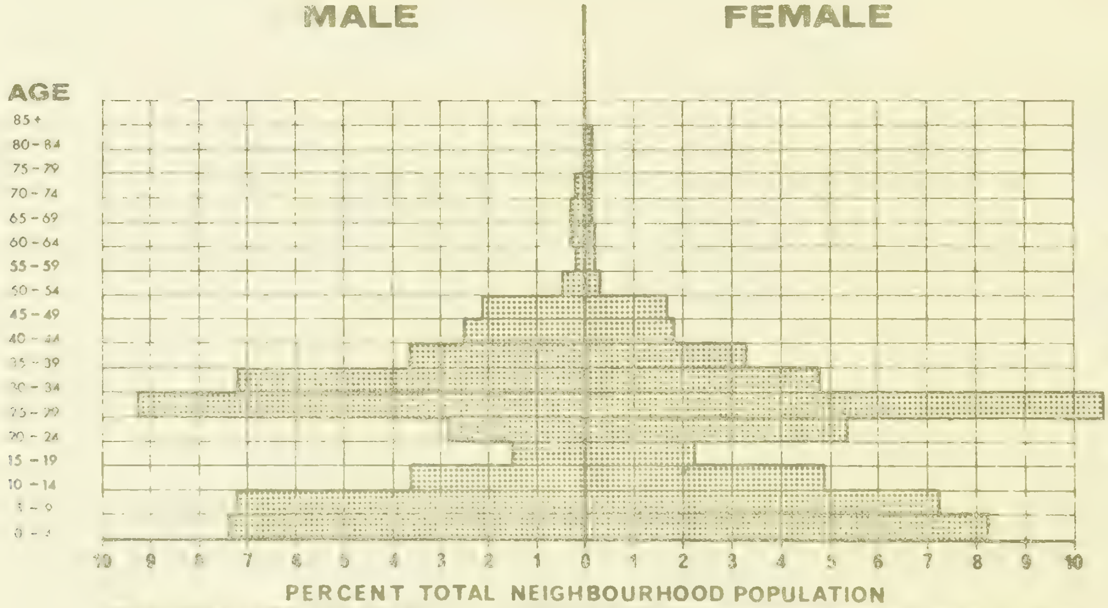
AGE UNKNOWN 46

1972 ASSESSMENT

CITY OF HAMILTON, PLANNING DEPARTMENT

July 1973

FIG.14



NEIGHBOURHOOD NAME & CODE GIBSON # 45

TOTAL POPULATION 1134

AGE UNKNOWN 25

1972 ASSESSMENT

CITY OF HAMILTON, PLANNING DEPARTMENT

July 1973

FIG. 15

6

Forecasts

Previous Attempts

Many reports both post and present contain population projections for Metropolitan Hamilton, however few contain projections for Hamilton City. Those projections which are available for the City understandably do not match.

1968 POPULATION PROJECTIONS - CITY OF HAMILTON

AREA	1966	1971	1976	1981	1985	1986
Lower Hamilton Total	203, 627	213, 300	224, 320	234, 800	242, 170	243, 570
Mountain Total	94, 494	113, 000	135, 600	164, 300	200, 200	208, 050
City Total	298, 121	326, 300	359, 920	399, 100	442, 370	451, 620

These projections are incorporated in both the publications:

-Population Growth and Distribution - Metro Hamilton 1968, City of Hamilton Planning Department

and

-City of Hamilton General Background Information, City of Hamilton Planning Department, 1971.

The most recent official population projection for the City are found in the Housing Market Analysis, City of Hamilton Planning Department, 1971.

	CENSUS POPULATION AND PROJECTION	ASSESSED POPULATION AND PROJECTION
Year	Population	Population
1951	219,630	205,477
1956	247,989	236,531
1961	273,991	266,707
1966	298,121	285,649
1969	312,640	296,820
	HIGH GROWTH RATE PROJECTION	
1970	318,415	301,510
1971	323,700	306,340
1976	349,732	331,530
1981	379,383	360,540
1986	416,821	395,910
1991	453,476	430,580
1996	488,522	465,960
2000	514,425	490,580
2001	521,113	496,930
	LOWER GROWTH RATE PROJECTION	
1969	312,640	296,820
1970	317,642	301,510
1971	322,644	306,300
1976	348,717	329,870
1981	378,425	357,010
1986	411,726	388,270
1991	443,545	418,160
1996	473,135	445,960
2000	494,300	465,860
2001	499,737	470,970

SOURCES: 1) Assessment Data, City of Hamilton Annual Reports 1961 to 1968.

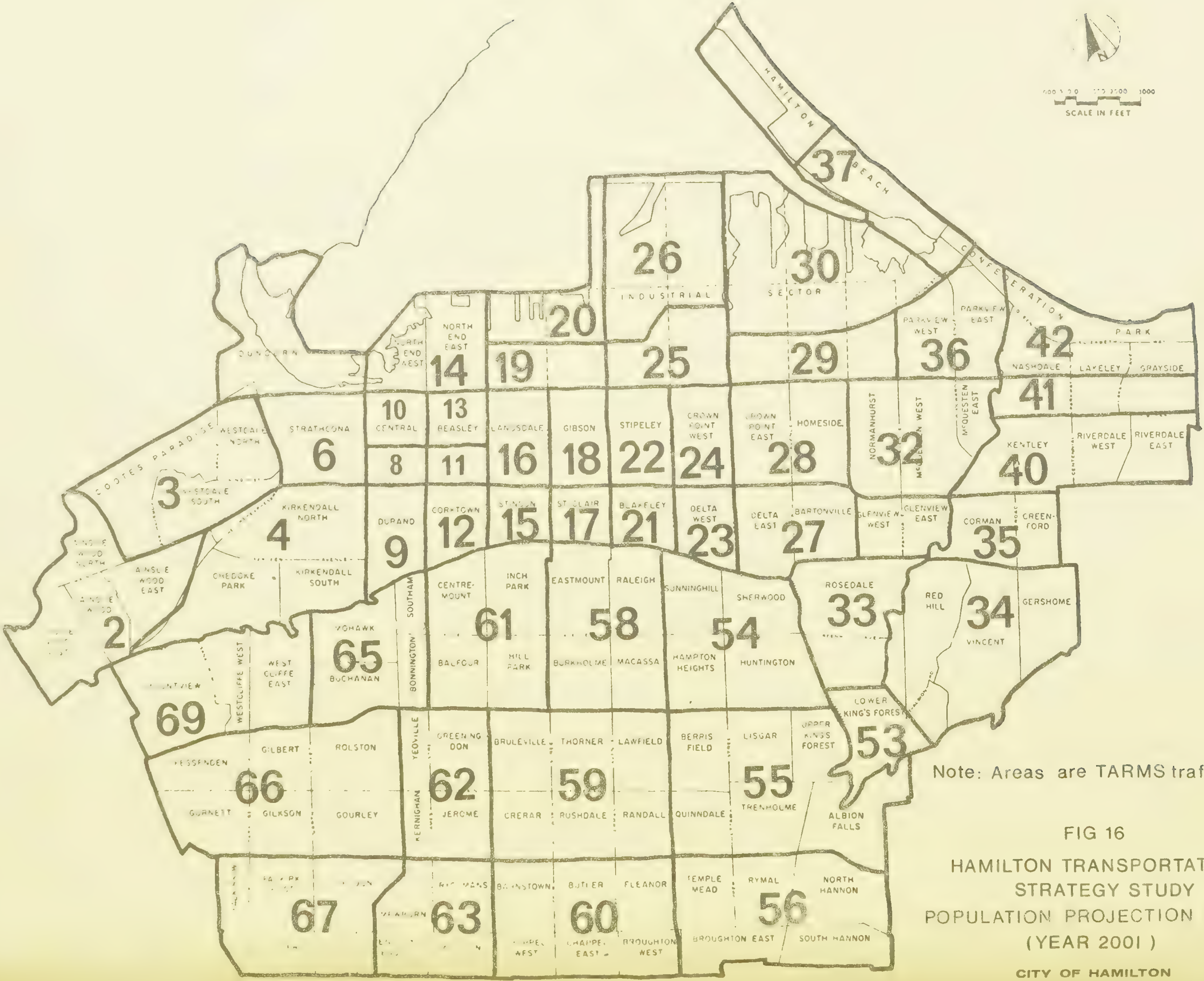
2) Census of Canada, Dominion Bureau of Statistics, 1951 to 1961 (1969 figures were estimated)

In 1973 the Hamilton Transportation Strategy Study (H. T. S. S.) predicted Hamilton's population in the year 2001 as being:

Hamilton Mountain	164, 929
Hamilton Lower	298, 065
Hamilton Total	462, 994

More specifically the population was broken-down into 53 units. The projected year 2001 units are as indicated. See Figure (16) for locations of zones.

Zone	Year 2001 Population	Zone	Year 2001 Population
2	19852	28	14806
3	20190	29	0
4	4768	30	3
5	3573	31	7477
6	13270	32	14195
7	15216	33	6278
8	4508	34	8910
9	17876	35	10274
10	8763	36	4744
11	7245	37	2411
12	9626	40	6248
13	8070	41	222
14	12472	42	0
15	8251	53	3
16	10176	54	18196
17	7121	55	7719
18	8814	56	627
19	0	58	21645
20	0	59	24639
21	9301	60	1135
22	8780	61	21485
23	2587	62	6550
24	9036	63	1298
25	0	65	8035
26	0	66	30951
27	12999	67	4235
		69	18414



Note: Areas are TARMS traffic zones

FIG 16

HAMILTON TRANSPORTATION
STRATEGY STUDY
POPULATION PROJECTION AREAS
(YEAR 2001)

CITY OF HAMILTON
PLANNING DEPARTMENT

7

Capacity forecast based on land use

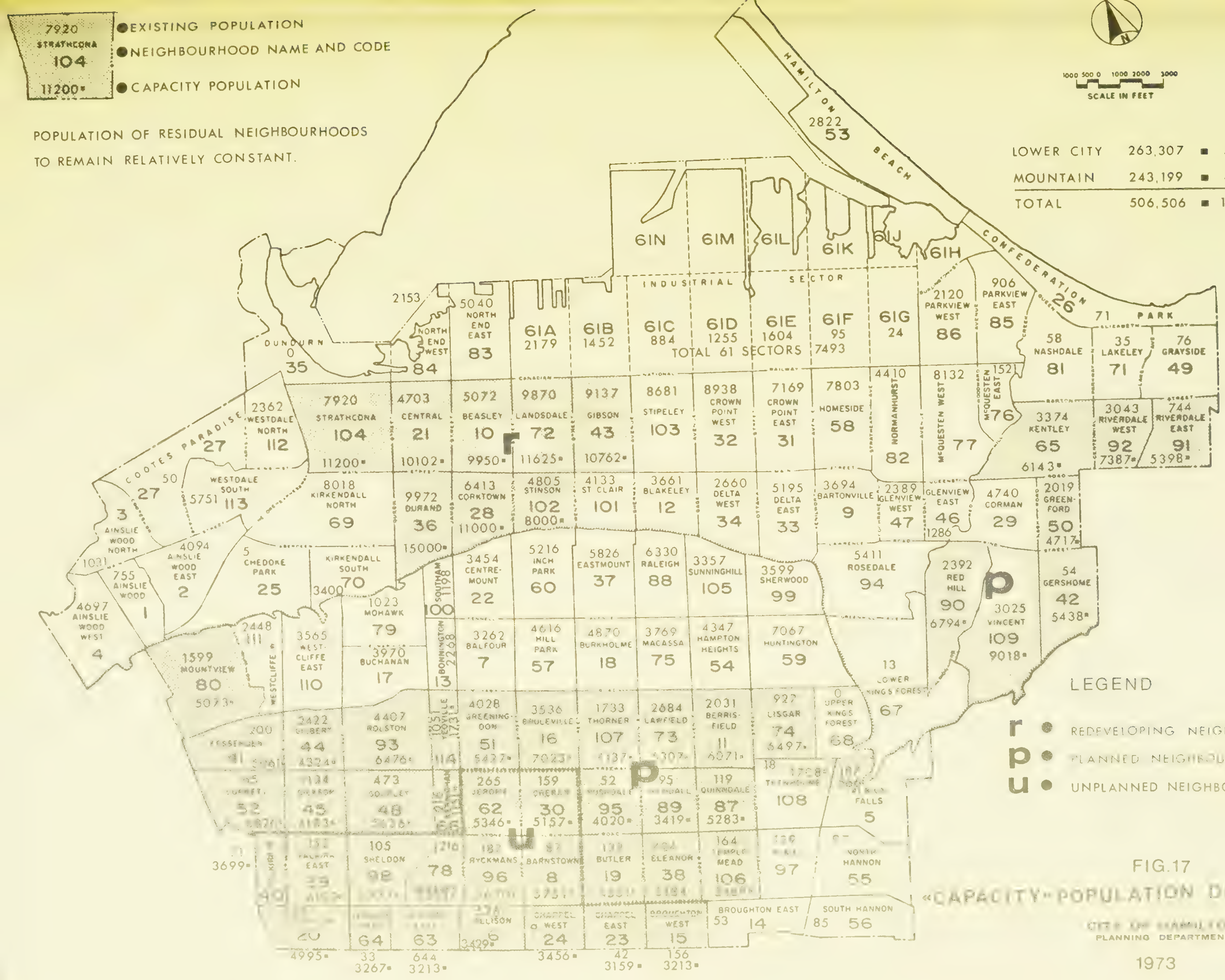
While growth rate forecasts are relatively easily produced, they seldom are fine grain enough to use for analysis of small aerial units. Unfortunately most projections to date are based on one growth rate or another.

"Land use forecasts", based on capacity development, and/or redevelopment, are determined by filling to capacity small aerial units (the neighbourhood), using existing policies and guidelines as the limiting parameters. Therefore, based on present and anticipated trends "land use capacity forecasts" attempt to account for redevelopment plans, development plans, secondary plans for both new and old neighbourhoods, policies for special areas, and a myriad of other interacting elements.

Proceedure for Capacity Population Calculation

1. Existing population (1972) assumed at or near capacity for stable areas. (For purposes of Forecast.)
2. Redevelopment capacity population based on dwelling units and occupancy rates.
3. Planned but undeveloped areas, capacity populations based on planned populations.
4. Unplanned and undeveloped capacity populations based on Gross Neighbourhood Density of 27 p.p.a. (27 people per gross neighbourhood is a conversion from 35 people per gross residential acre.)

While confidence can be placed in the given capacity populations it is very difficult to predict the time frame in which those capacities will be accomplished. The accompanying map illustrates in general terms the existing development fringe and the expected 1978 development fringe. (Figure 18 see page 29)



POPULATION OF RESIDUAL NEIGHBOURHOODS
TO REMAIN RELATIVELY CONSTANT.

LOWER CITY	263,307	▪	51.98 %
MOUNTAIN	243,199	▪	48.02 %
TOTAL	506,506	▪	100.00 %

LEGEND

- r ● REDEVELOPING NEIGHBOURHOODS
- p ● PLANNED NEIGHBOURHOODS
- u ● UNPLANNED NEIGHBOURHOODS

FIG.17
«CAPACITY» POPULATION DISTRIBUTION

CITY OF HAMILTON
PLANNING DEPARTMENT

1973

1	2	3	4	5	6
CODE	NEIGHBOURHOOD	GROSS NBHD. ACREAGE	(1972) EXISTING POPULATION	PLANNED & PROJECTED POPULATION	ULTIMATE CAPACITY POPULATION
1	AINSLIE WOOD	154	755	-----	755
2	AINSLIE WOOD EAST	309	4094	-----	4094
3	AINSLIE WOOD NORTH	174	1031	-----	1031
4	AINSLIE WOOD WEST	298	4697	-----	4697
5	ALBION FALLS	48	187	566	566
6	ALLISON	127	576	3429	3429
7	BALFOUR	214	3262	-----	3262
8	BARNSTOWN	213	87	5751	5751
9	BARTONVILLE	227	3694	-----	3694
10	BEASLEY	277	5072	9950	9950
11	BERRISFIELD	241	2031	6071	6071
12	BLAKELEY	190	3661	-----	3661
13	BONNINGTON	104	2268	-----	2268
14	BROUGHTON EAST	103	53	-----	53
15	BROUGHTON WEST	119	156	3213	3213
16	BRULEVILLE	252	3536	7023	7023
17	BUCHANAN	248	3970	-----	3970
18	BURKHOLME	214	4870	-----	4870
19	BUTLER	203	132	4551	4551
20	CARPENTER	185	125	4995	4995
21	CENTRAL	274	4703	10102	10102
22	CENTREMOUNT	206	3454	-----	3454
23	CHAPPEL EAST	117	42	3159	3159
24	CHAPPEL WEST	128	9	3456	3456
25	CHEDOKE PARK	391	5	-----	5
26	CONFEDERATION PARK	343	71	-----	71
27	COOTES PARADISE	381	50	-----	50
28	CORKTOWN	225	6413	11000	11000
29	CORMAN	233	4740	-----	4740
30	CRERAR	191	159	5157	5157
31	CROWN POINT EAST	282	7169	-----	7169
32	CROWN POINT WEST	297	8938	-----	8938
33	DELTA EAST	264	5195	-----	5195
34	DELTA WEST	240	2660	-----	2660
35	DUNDURN	---	----	-----	----
36	DURAND	274	9972	15000	15000
37	EASTMOUNT	262	5826	-----	5826
38	ELEANOR	203	424	5184	5184
39	FALKIRK EAST	226	152	6102	6102
40	FALKIRK WEST	137	71	3699	3699
41	FESSENDEN	221	200	5061	5061
42	GERSHOME	262	54	5438	5438
43	GIBSON	287	9137	10762	10762
44	GILBERT	185	2422	4324	4324
45	GILKSON	188	1134	4183	4183
46	GLENVIEW EAST	130	1286	-----	1286
47	GLENVIEW WEST	134	2389	-----	2389
48	GOURLEY	275	473	5636	5636
49	GRAYSIDE	262	76	-----	76

1 CODE	2 NEIGHBOURHOOD	3 GROSS NBHD. ACREAGE	4 (1972) EXISTING POPULATION	5 PLANNED & PROJECTED POPULATION	6 ULTIMATE CAPACITY POPULATION
50	GREENFORD	156	2019	4717	4717
51	GREENINGDON	246	4028	5427	5427
52	GURNETT	222	65	6826	6826
53	HAMILTON BEACH	385	2822	-----	2822
54	HAMPTON HEIGHTS	211	4347	-----	4347
55	HANNON NORTH		97	-----	97
56	HANNON SOUTH		85	-----	85
57	HILL PARK	226	4616	-----	4616
58	HOMESIDE	282	7803	-----	7803
59	HUNTINGTON	328	7067	-----	7067
60	INCH PARK	270	5216	-----	5216
61	INDUSTRIAL SECTOR A-N	3600	7493	-----	7493
62	JEROME	198	265	5346	5346
63	KENNEDY EAST	119	644	3213	3213
64	KENNEDY WEST	121	33	3267	3267
65	KENTLEY	345	3374	6143	6143
66	KERNIGHAN	90	216	1151	1151
67	KINGS FOREST LOWER	688	13	-----	13
68	KINGS FOREST UPPER	348		-----	
69	KIRKENDALL NORTH	426	8018	-----	8018
70	KIRKENDALL SOUTH	223	3400	-----	3400
71	LAKELEY	199	35	-----	35
72	LANDSDALE	286	9870	11625	11625
73	LAWFIELD	227	2684	5307	5307
74	LISGAR	268	927	6497	6497
75	MACASSA	202	3769	-----	3769
76	MCQUESTEN EAST	124	1521	-----	1521
77	MCQUESTEN WEST	352	8132	-----	8132
78	MEWBURN	159	216	4293	4293
79	MOHAWK	252	1023	-----	1023
80	MOUNTVIEW	387	1599	5073	5073
81	NASHDALE	308	58	-----	58
82	NORMANHURST	281	4410	-----	4410
83	NORTH END EAST	276	5040	-----	5040
84	NORTH END WEST	239	2153	-----	2153
85	PARKVIEW EAST	263	906	-----	906
86	PARKVIEW WEST	258	2120	-----	2120
87	QUINNDALE	183	119	5283	5283
88	RALEIGH	227	6330	-----	6330
89	RANDALL	177	95	3419	3419
90	RED HILL	307	2392	6794	6794
91	RIVERDALE EAST	215	744	5398	5398
92	RIVERDALE WEST	182	3043	7387	7387
93	ROLSTON	318	4407	6476	6476
94	ROSEDALE	388	5411	-----	5411
95	RUSHDALE	186	52	4020	4020
96	RYCKMANS	210	187	5670	5670
97	RYMAL		129	-----	129
98	SHELDON	251	105	6777	6777

1 CODE	2 NEIGHBOURHOOD	3 GROSS NBHD. ACREAGE	4 (1972) EXISTING POPULATION	5 PLANNED & PROJECTED POPULATION	6 ULTIMATE CAPACITY POPULATION
99	SHERWOOD	197	3599	-----	3599
100	SOUTHAM		1198	-----	1198
101	ST. CLAIR	179	4133	-----	4133
102	STINSON	180	4805	8000	8000
103	STIPELEY	300	8681	-----	8681
104	STRATHCONA	433	7920	11200	11200
105	SUNNINGHILL	203	3357	-----	3357
106	TEMPLEMEAD	213	164	5469	5469
107	THORNER	239	1733	4137	4137
108	TRENHOLME		18	1708	1708
109	VINCENT	485	3025	9018	9018
110	WESTCLIFFE EAST	296	3565	-----	3565
111	WESTCLIFFE WEST	173	2448	-----	2448
112	WESTDALE NORTH	211	2362	-----	2362
113	WESTDALE SOUTH	293	5751	-----	5751
114	YEOVILLE	118	1051	1731	1731
	ALL NEIGHBOURHOODS		304,391		506,506

EXISTING POPULATION

Lower City	203,318	66.79 %
Mountain	101,075	33.21 %
TOTAL	304,391	100.00 %

CAPACITY POPULATION

Lower City	263,307	51.98 %
Mountain	243,199	48.02 %
TOTAL	506,506	100.00 %

GROWTH

Lower City	59,989	29.70 %
Mountain	142,126	70.30 %
TOTAL	202,115	100.00 %

49.60 % of growth in residential capacity, in the Lower City, is due to redevelopment.

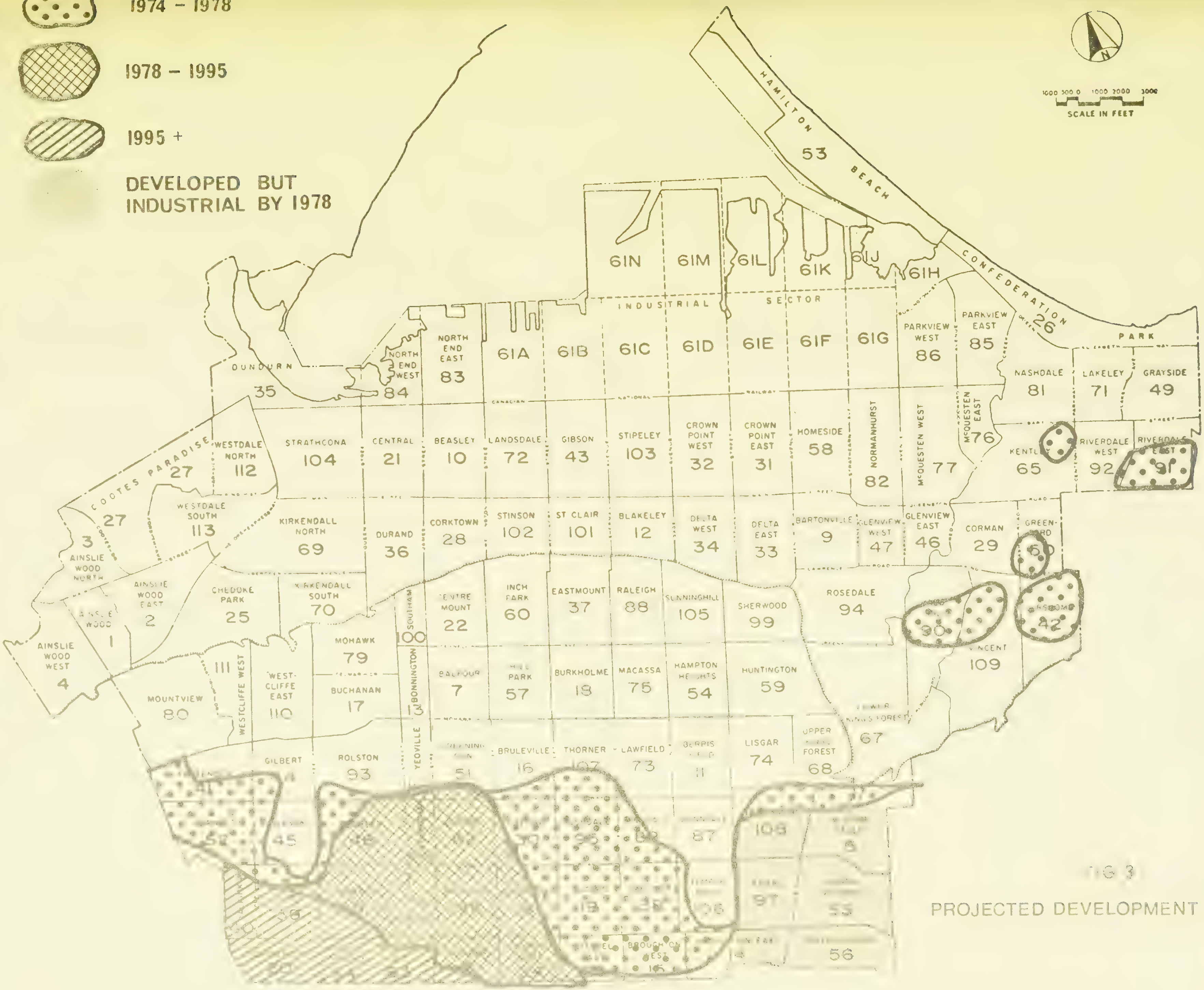


FIG 3

PROJECTED DEVELOPMENT FRINGES

Estimation of Time to Develop the Mountain to Capacity

The number of building permits issued per year gives some idea of annual population increases on the Mountain.

For example, in 1972 building permits were issued for 3, 657 new dwelling units of all types, while only 335 demolition permits were issued, giving a net increase of 3, 322 dwelling units. Of the 3, 657 dwelling units constructed in 1972, 1, 366 units were on the mountain. With only 22 demolitions on the mountain (presumably of the single family type) the net increase in 1972 was 1, 344 dwelling units.

BREAKDOWN

HOUSING TYPE	NET D.U. INCREASE IN 1972
Single Family	622
Attached	492
Apartments	230
TOTAL	1, 344

HAMILTON'S OBSERVED AVERAGE OCCUPANCY RATES

Single Family	3. 8 P. P. D. U.	
Two Family	3. 5 P. P. D. U.	
Attached	3. 5 P. P. D. U.	
Low Density Apartments	3. 0 P. P. D. U.	2. 6 Average
Medium Density Apartments	2. 4 P. P. D. U.	
High Density Apartments	2. 4 P. P. D. U.	

Consequently; the estimated 1972 population increase on the mountain is:

MOUNTAIN POPULATION INCREASE IN 1972

Single Family	2, 364
Attached	1, 722
Apartments	598
TOTAL	5, 023

With Hamilton's present mountain population (1972) at 101, 073 and the estimated capacity mountain population at 243, 199, it appears that Hamilton Mountain with its present boundaries can accommodate a further 142, 126 people.

Based on the 1972 increment in mountain population, it appears that it will take 30 years for Hamilton to attain its capacity mountain population. Therefore, based on this procedure it appears that Hamilton Mountain will be totally developed by the year 2003.

8

Time estimation for downtown redevelopment

For five of the major redeveloping neighbourhoods; Central, Durand, Beasley, Corktown and Stinson, the average 5 year (1968-1972) apartment dwelling unit increase is 584 units per year, with the average demolitions for the same area and time being 111 per year.

The observed existing 5 neighbourhood average single family unit occupancy rate is 3.6 persons per dwelling unit and the observed existing 5 neighbourhood average apartment occupancy rate is 1.9 persons per dwelling unit. Consequently, one single family unit is equivalent to 1.89 apartment type units. Therefore, there was in that time period an average of 210 apartment unit equivalents demolished per year, resulting in a simulated average apartment dwelling unit increase of 374 units per year. This number of units has the potential to increase the population of the 5 neighbourhoods by 711 people per year. At this rate it would take 32 years to reach capacity. (For the 5 neighbourhoods.)

However, Central Neighbourhood has already been committed for 850 dwelling units, consequently this total or its equivalents is deducted from potential redevelopment. Present downtown average apartment occupancy rates indicate that 850 dwelling units can accommodate 1, 615 people, or conversely approximately 2 years (2. 27) average 5 neighbourhood growth. Consequently, capacity within the 5 neighbourhood area can be anticipated within 30 years, or the year 2003. This year is consistent with the year of completion for the Mountain. Furthermore, the remaining 3 neighbourhoods of the area described as -r- in Figure 17 can be, based on similar rates, anticipated to be redeveloped in about 14 years, or 1987.

It would appear that Hamilton's ultimate population (based on present trends, rates and areas) can be anticipated to be no less than 506, 506, at or about the year 2003. It must be noted that due to "stable area" up-zoning it is possible and likely that the ultimate capacity will be an undetermined, yet not excessive, amount higher.

Based on demographic trends, it is relatively easy to produce population forecasts. Nevertheless trends themselves vary depending on the time frame chosen. The consequences of trends forecasts based in differing time frames is illustrated herein.

9

Population forecasts - (LEAST SQUARE METHOD)

Linear Regression, the least squares method is a way to forecast population based on past demographic trends. The extropolations here are computed from the years; 1964 - 1971 for column one, 1959 - 1971 for column two, 1949 - 1971 for column three and 1907 - 1971 for column four. Column five represents an average of the 4 trends extrapolations. The first year of each of the trends time intervals represents a year of annexation.

	(1)	(2)	(3)	(4)	(5)
1973	310,338	311,549	327,180	298,095	311,791
1974	313,802	315,274	332,342	301,727	315,786
1975	317,266	318,999	337,504	305,359	319,782
1976	320,730	322,724	342,666	308,991	323,778
1977	324,194	326,449	347,828	312,623	327,773
1978	327,652	330,174	352,990	316,255	331,769
1979	331,122	333,899	358,152	319,887	335,765
1980	334,586	337,624	363,314	323,519	339,761
1981	338,050	341,349	368,476	327,151	343,757
1982	341,514	345,074	373,638	330,783	347,752
1983	344,978	348,799	378,800	334,415	351,748
1984	348,442	352,524	383,962	338,047	355,744
1985	351,906	356,249	389,124	341,679	359,740
1986	355,370	359,974	394,286	345,311	363,735
2001	407,330	415,849	466,554	399,791	422,381
2021	476,610	490,349	569,794	472,431	502,296

10

Estimated capacity completion year (TOTAL CITY)

In order to obtain a capacity completion year and annual population increments it is now possible to feed into the formula of the projections the target capacity of 506, 506.

METHOD	(1)	(2)	(3)	(4)	(5) Avg.
Capacity Completion Year	2, 028	2, 024	2, 008	2, 029	2, 022

Comparing the previous development method to the above trends method, it appears that the trend which produces the best fit is method 3. Consequently it is suggested that for general purposes the annual increment in column 3 be used as a rough indicator of anticipated growth.